



# City of Richmond

City Hall  
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## Agenda

### Planning Commission

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Monday, July 17, 2023

1:30 PM

5th Floor Conference Room

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To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-17-July-2023>

This meeting will be held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219. While all Planning Commissioners and staff will attend the meeting in-person, citizens may participate in the meeting virtually.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in this Planning Commission meeting you have several options outlined in the following document:

1. [PDRPRES](#) Public Access Participation Instructions  
[2023.046](#)

Attachments: [Public Access and Participation Instructions - Planning Commission 7-17-2023](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@rva.gov](mailto:PDRLandUseAdmin@rva.gov) in lieu of speaking through audio or video means during the meeting. All written comments received via email prior to 10:00 a.m. on the day of the meeting were provided to all members of the Planning Commission prior to the beginning of the meeting and will be included in the record of the meeting.

#### Call To Order

#### Roll Call

#### Chair's Comments

#### Approval of Minutes

2. [PDRMIN](#) CPC DRAFT Minutes - June 20, 2023  
[2023.017](#)

Attachments: [CPC Draft Minutes - June 20, 2023](#)

#### Director's Report

#### Council Action Update

**Consideration of Continuances and Deletions from Agenda**

3. [ORD. 2022-205](#) To amend Ord. No. 2000-410-2001-10, adopted Jan. 8, 2001, as previously amended by Ord. No. 2001-220-231, adopted Jul. 23, 2001, and Ord. No. 2017-242, adopted May 29, 2019, which approved the “Shops at Stratford Hills Community Unit Plan,” for the purpose of increasing the area subject to the community unit plan by 2.85 acres to 67.4± acres and modifying the development standards, under certain terms and conditions.
- Attachments:** [Ord. No. 2022-205](#)
- Request to continue to the September 18, 2023 meeting of the Planning Commission.*
4. [CPCR.2022.083](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE SHOPS AT STRATFORD HILLS PRELIMINARY COMMUNITY UNIT PLAN, FOR THE PURPOSE OF INCREASING THE AREA SUBJECT TO THE COMMUNITY UNIT PLAN BY 2.85 ACRES TO 67.4± ACRES AND MODIFYING THE DEVELOPMENT STANDARDS
- Attachments:** [Resolution](#)
- Request to continue to the September 18, 2023 meeting of the Planning Commission.*
5. [ORD. 2023-108](#) To authorize the special use of the property known as 910 Parrish Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.
- Attachments:** [Ord. No. 2023-108](#)  
[Application Packet](#)  
[Public Comment](#)
- Request to continue to the September 5, 2023 meeting of the Planning Commission.*
6. [ORD. 2023-196](#) To amend and reordain City Code §§ 30-402.2, 30-411.3, 30-412.2, 30-413.3, 30-413.13, 30-414.2, 30-416.2, 30-418.2, 30-419.4, 30-420.2, and 30-426.2, all concerning permitted accessory uses and structures in certain zoning districts, and § 30-1040.3, concerning additional exceptions granted by the Board of Zoning Appeals; and to amend ch. 30, art. XII of the City Code by adding therein a new § 30-1220.31:1, concerning certain definitions.
- Attachments:** [Ord. No. 2023-196](#)  
[Staff Report](#)  
[Public Comment](#)
- Request to continue to the September 18, 2023 meeting of the Planning Commission.*

7. [ORD. 2023-203](#) To authorize the special use of the property known as 2301 Grove Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

**Attachments:** [Ord. No. 2023-203](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)

*Request to continue to the August 21, 2023 meeting of the Planning Commission.*

8. [ORD. 2023-205](#) To authorize the special use of the property known as 2401 Rosewood Avenue for the purpose of a single-family detached dwelling and accessory building, upon certain terms and conditions.

**Attachments:** [Ord. No. 2023-205](#)

*Request to continue to the August 21, 2023 meeting of the Planning Commission.*

### **Consent Agenda**

*The Consent Agenda items will be considered by the Commission as a group, and there will be a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda.*

9. [ORD. 2023-189](#) To authorize the special use of the property known as 1203 North 19th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

**Attachments:** [Ord. No. 2023-189](#)  
[Staff Report](#)  
[Application Packet](#)

10. [ORD. 2023-190](#) To authorize the special use of the property known as 200 West Marshall Street for the purpose of a mixed-use building, in which any of the principal and accessory uses set forth in City Code § 30-440.1, concerning permitted principal and accessory uses in the B-4 Central Business District, shall be permitted, except that the uses specified in subsections (2), (4), and (26) thereof shall not be permitted, upon certain terms and conditions.

**Attachments:** [Ord. No. 2023-190](#)  
[Staff Report](#)  
[Application Packet](#)

11. [ORD. 2023-197](#) To amend Ord. No. 2023-073, adopted May 8, 2023, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2023-2024, and (iii) determined a means of financing the same, by increasing anticipated revenue from general obligation bonds by \$4,742,000.00 and by appropriating \$4,742,000.00 to the Department of Public Work's Highland Grove/Dove Street Redevelopment project in the Transportation - G.O. Bonds category for the purpose of providing additional funding for the construction 139 residential units.

**Attachments:** [Ord. No. 2023-197](#)  
[Staff Report](#)

12. [ORD. 2023-198](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$762,414.00 from the Federal Highway Administration, to amend Ord. No. 2023-073, adopted May 8, 2023, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2023-2024, and determined a means of financing the same, by establishing a new project for the Department of Public Works in the Transportation Category called the Safe Streets and Roads for All Planning Activities project, and to appropriate the increase to the Fiscal year 2023-2024 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Safe Streets and Roads for All Planning Activities project in the Transportation Category by \$762,414.00 for the purpose of funding the implementation of Vision Zero traffic safety program activities.

**Attachments:** [Ord. No. 2023-198](#)  
[Staff Report](#)

13. [ORD. 2023-199](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$459,720.00 from the Virginia Department of Transportation, to amend Ord. No. 2023-073, adopted May 8, 2023, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2023-2024, and determined a means of financing the same, to appropriate the increase to the Fiscal year 2023-2024 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' New Traffic Control Signals Project in the Transportation - G.O. Bonds category by \$459,720.00 for the purpose of providing new traffic control devices at certain stop-controlled intersections.

**Attachments:** [Ord. No. 2023-199](#)  
[Staff Report](#)

14. [ORD. 2023-200](#) To authorize the special use of the property known as 1330 North 25th Street for the purpose of an automated teller machine, upon certain terms and conditions.

**Attachments:** [Ord. No. 2023-200](#)  
[Staff Report](#)  
[Application Packet](#)

15. [ORD. 2023-201](#) To authorize the special use of the property known as 907 West 32nd Street for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

**Attachments:** [Ord. No. 2023-201](#)  
[Staff Report](#)  
[Application Packet](#)

16. [ORD. 2023-202](#) To authorize the special use of the property known as 1410 West 43rd Street for the purpose of art gallery, office, studio, and retail uses, upon certain terms and conditions, and to repeal Ord. No. 95-281-275, adopted Nov. 13, 1995.

**Attachments:** [Ord. No. 2023-202](#)  
[Staff Report](#)  
[Application Packet](#)  
[Ord. No. 95-281-275](#)

17. [ORD. 2023-204](#) To authorize the special use of the properties known as 2 Manchester Road and 4 Manchester Road for the purpose of a mixed-use development, upon certain terms and conditions.
- Attachments:** [Ord. No. 2023-204](#)  
[Staff Report](#)  
[Application Packet](#)  
[Civic Assoc Letter - Manchester Alliance](#)
18. [ORD. 2023-207](#) To authorize the special use of the properties known as 219 South Stafford Avenue and 2329 Parkwood Avenue for the purpose of up to 26 single-family attached dwellings, upon certain terms and conditions.
- Attachments:** [Ord. No. 2023-207](#)  
[Staff Report](#)  
[Application Packet](#)
19. [ORD. 2023-208](#) To conditionally rezone the property known as 15 West Grace Street to remove the priority street frontage designation for the portion of the property along North Adams Street.
- Attachments:** [Ord. No. 2023-208](#)  
[Staff Report](#)  
[Application Packet](#)
20. [ORD. 2023-209](#) To conditionally rezone the properties known as 4818, 4824, 4830, 4838, and 4850 Walmsley Boulevard from the RO-1 Residential Office District to the B-6 Mixed-Use Business District, the property known as 4870 Walmsley Boulevard from the B-2 Community Business District to the B-6 Mixed-Use Business District, and the property known as 4890 Walmsley Boulevard from the R-4 Single-Family Residential District to the B-6 Mixed-Use Business District.
- Attachments:** [Ord. No. 2023-209](#)  
[Staff Report](#)  
[Application Packet](#)  
[Proffers](#)
21. [UDC 2023-13](#) UDC 2023-13 FINAL Location, Character, and Extent review of the Calhoun Community Center Park Renovation Phase 1 located at 536 Calhoun Street
- Attachments:** [UDC 2023-13 UDC report to CPC](#)  
[UDC 2023-13 Staff Report](#)  
[UDC 2023-13 App](#)  
[UDC 2023-13 Narrative](#)  
[UDC 2023-13 Application Packet](#)

**Regular Agenda**

22. [ORD.  
2023-191](#) To authorize the special use of the property known as 2615 Q Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.
- Attachments:** [Ord. No. 2023-191](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)
23. [ORD.  
2023-206](#) To authorize the special use of the property known as 10 South Rowland Street for the purpose of a multifamily dwelling, with off-street parking, upon certain terms and conditions.
- Attachments:** [Ord. No. 2023-206](#)  
[Staff Report](#)  
[Application Packet](#)  
[Public Comment](#)
24. [CPCR.2023.0  
20](#) A Resolution of the Richmond City Planning Commission to Adopt the Priority Neighborhoods Master Plan Amendment to the Richmond 300 Master Plan
- Attachments:** [Staff Report](#)  
[Resolution](#)  
[R300\\_Amended\\_2023July10](#)  
[Presentation](#)
25. [PDRPRES  
2023.039](#) Draft Jackson Ward Community Plan
- Attachments:** [Presentation](#)

**Upcoming Items****Adjournment**